

# NWQ Suncoast Pkwy and Spring Hill Dr, Spring Hill FL 34609

## Restaurant, Retail Pads Available



**Southeast Commercial—FL**  
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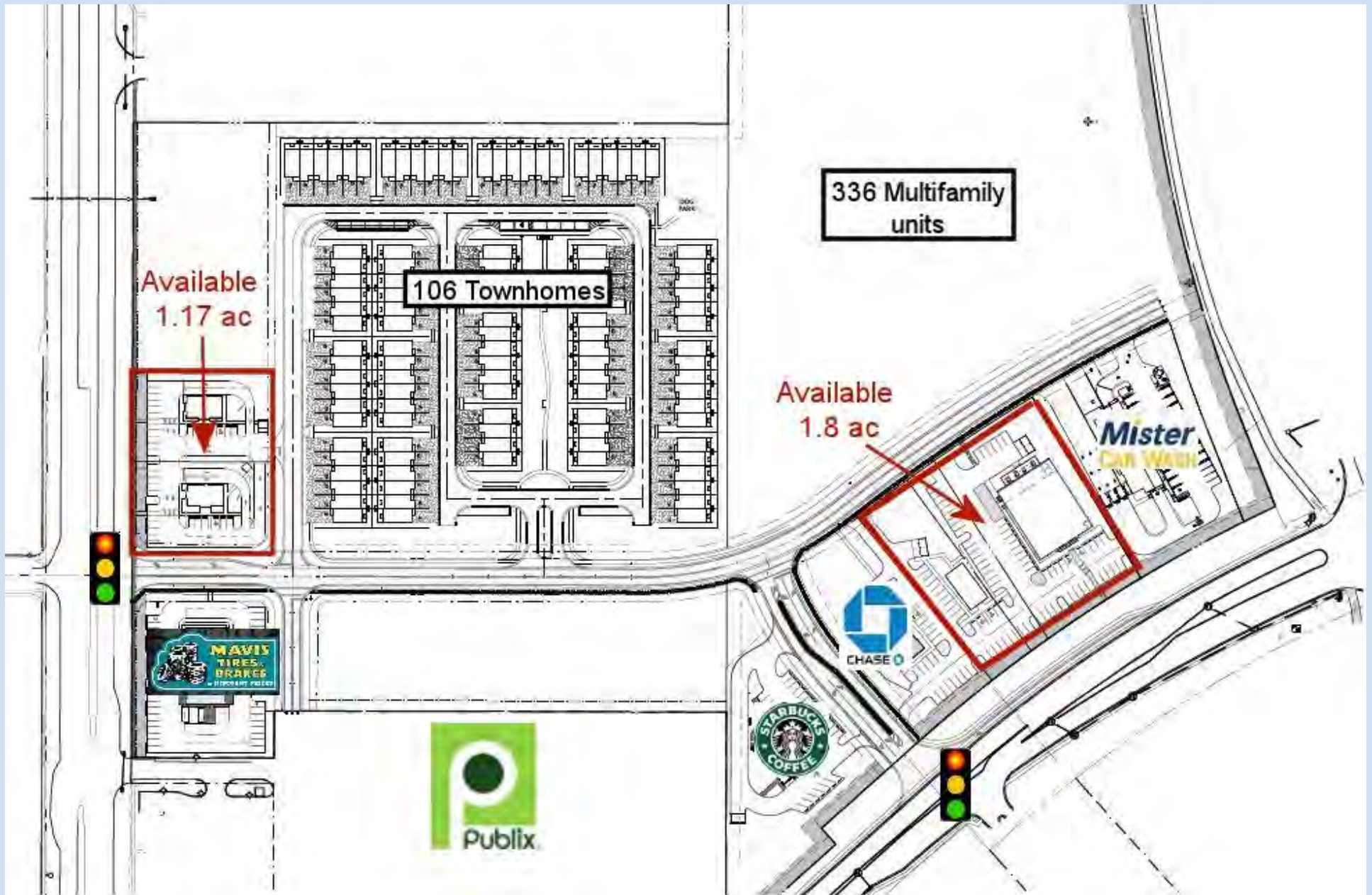
# Project Overview Conceptual



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# Site Plan—Available Sites



# Property Highlights

- 37 ac mixed use project, includes 5.3 ac commercial land, fronting Spring Hill Dr at the prime location of NWQ Spring Hill Dr and Suncoast Pkwy (SR 589) and 1.76 ac fronting Barclay Ave
- Zoned PD, residential, retail, restaurant with drive-thru, office, medical and dental, financial institutions
- Master development project includes entitlements for 336 multi-family units (available) and 100 townhomes
- Site is bordered on the east by the Suncoast Trail, a 42 mile paved trail that stretches from Hillsborough County through Pasco and ending in Hernando County.
- Offsite storm water, rough grade, utilities and master infrastructure will be in place
- Approved traffic light with full access as well as an additional approved traffic light at Barclay Avenue to the west
- Cross access with Publix, in Barclay Crossing Shopping Center

Outlot #1	Under Contract	Outlot #7	Under Contract
Outlot #2	1.8 ac mol available	Outlot #8	Under Contract
Outlot #3	Under Contract		
Outlot #4	Under Contract		Available for sale, or ground lease
Outlot #5	.57ac available		Pricing: contact broker
Outlot #6	.57ac available		



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# Area Highlights

- Expanding suburban trade area of the Tampa-St Petersburg-Clearwater MSA
- The adjacent Suncoast Parkway and US 41 connects to nearby I-75, and SR 50 for streamlined travel to Tampa, Orlando and other statewide destinations
- Join Publix, Walmart, Target, Kohls and many other area retailers
- Bravera Health Spring Hospital: just 5 miles from site with 124 beds
- Brooksville-Tampa Bay Regional Airport & Technology Center (BKV): under 1 mile from site, a General Aviation Airport and 2,400 ac technology campus with aircraft services, and manufacturing

## Demographics

	1 mile	3 miles	5 miles
Median HH Income	\$61,235	\$66,132	\$60,723
Median Age	46.2	44	46.8
Population	6,749	44,680	94,852

## Traffic Count

Barclay Ave ADT 23,108

Springhill Dr ADT 22,938



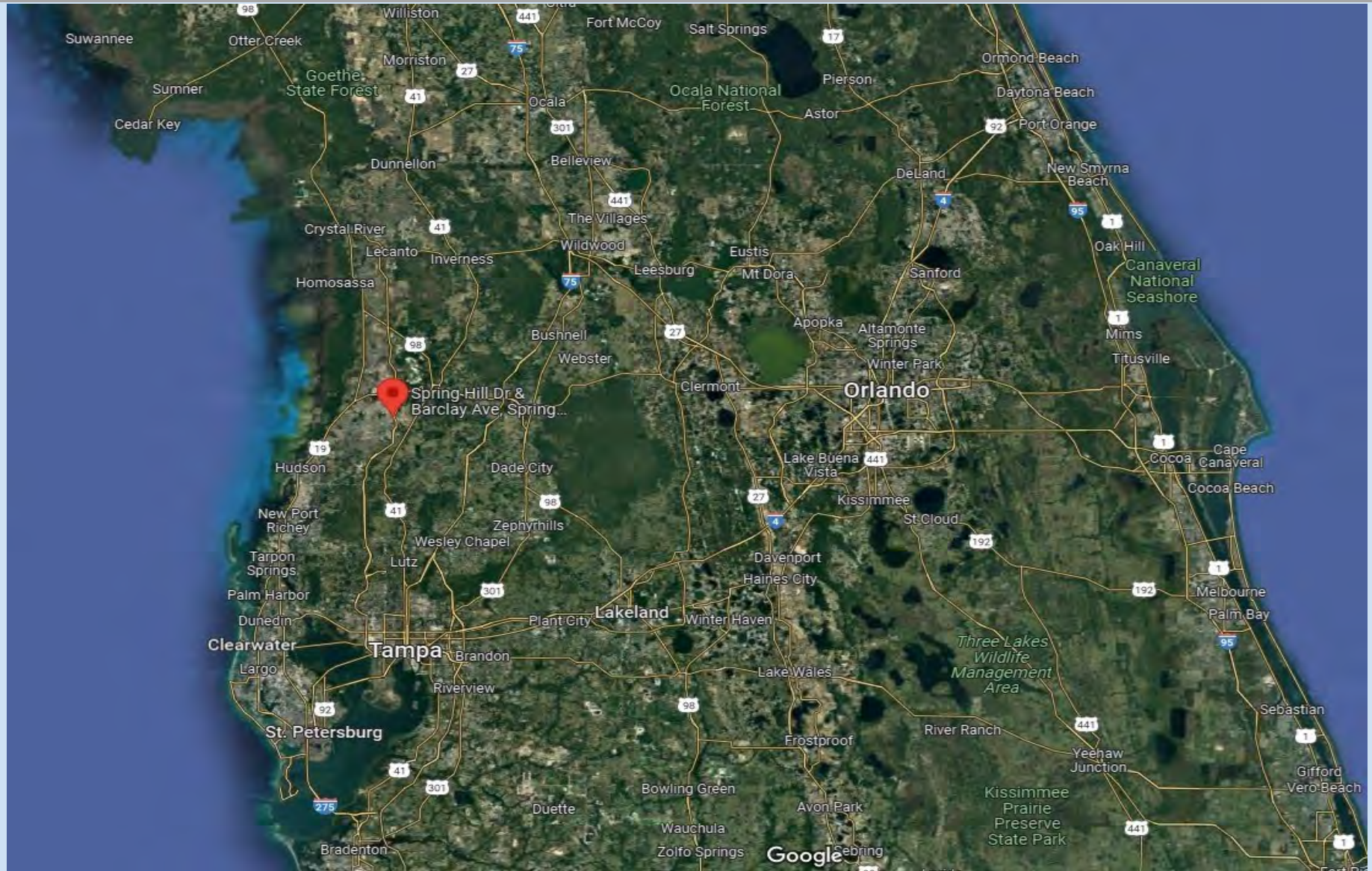
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# Florida Location Overview



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